

Dear Hut Owners

28 March 2024

### **UPPER SELWYN HUTS – DEED OF LICENCE**

As you are aware there were many decisions (summarised at the end of this message) made in the Council meeting on 13<sup>th</sup> March 2024 relating to the deed of licence for the Upper Selwyn Huts, of which you are a current deed holder.

In response to your requests at this meeting, we have considered the time frames involved and our next step is to invite your feedback on what the specific terms and conditions look like in this Deed of Licence (attached). The Deed of Licence attached considers the decisions made by Council on 13<sup>th</sup> March 2024.

### **Opportunities for feedback**

To assist this process, we have set up the following methods of providing your feedback and have adjusted the original timeline to allow four weeks for you to provide this to us.

- Email: [huts@selwyn.govt.nz](mailto:huts@selwyn.govt.nz)
- Post: Attn: Tim Harris, Selwyn District Council. 2 Norman Kirk Drive, Rolleston 7643

We will also provide an opportunity for you to provide feedback in person toward the end of the four weeks in the following ways:

- Drop-in session - Monday 22 April 10 am – 2 pm
- Public meeting - Tuesday 23 April 6pm

In person sessions will be held at the **Springston South Soldiers Memorial Hall**.

The deadline for this feedback is Tuesday 30<sup>th</sup> April. Once your feedback has been received and collated it will be considered at an Extraordinary Council meeting on Wednesday 15 May and a final Deed of Licence will be offered to you. This will need to be signed by 30 June 2024

13 <sup>th</sup> March 2024	Council Meeting decided on future of Upper Selwyn Huts
2 <sup>nd</sup> April 2024	Feedback sought from Hut owners on proposed Deed of Licence
22 <sup>nd</sup> April 2024	Drop in Session
23 <sup>rd</sup> April 2024	Public Meeting
30 <sup>th</sup> April 2024	Feedback closes on proposed Deed of Licence
15 <sup>th</sup> May 2024	Extraordinary Council Meeting
24 <sup>th</sup> May 2024	Final Deed of Licence posted out
30 <sup>th</sup> June 2024	Deadline to sign

### **Indicative Costings**

The cost of your individual rates has not been included on the attached Deed of Licence; it is generic. To offer you an indicative annual cost, below is a table that shows rates from a range of huts based on QV values on our rates data base.


Annual costs based on 30% cost recovery of wastewater pipe over 15 years					
Capital Value of Hut	Current Licence cost per annum (Note 1)	Rates for 2024/25 applied draft LTP uplift.	Pipeline recovery proposal (approx. interest of 6.5%)	Demolition bond Per annum	Total payable
42,000	\$1,389	\$1,519	\$1,345	\$383	\$4,636
50,000	\$1,389	\$1,538	\$1,345	\$383	\$4,655
68,000	\$1,389	\$1,582	\$1,345	\$383	\$4,699
90,000	\$1,389	\$1,635	\$1,345	\$383	\$4,752
143,000	\$1,389	\$1,762	\$1,345	\$383	\$4,879
Note 1 Currently no incremental annual increase, this will need to be considered.					

I want to assure you that we heard your points of view during our Council meeting and any work to understand the condition of lots will be carried out in collaboration with residents and conducted respectfully. I would also like to highlight that as we work through the next 15 years, we intend to establish a community reference group to assist Council in the wider programme of work. More information will be provided in due course.

I realise this may be a challenging time, and major changes and big decisions can be stressful. If you're feeling anxious or simply need someone to talk to, you can reach out to either of the below options:

- Contact 1737 – This free confidential helpline can be called or texted anytime.
- Consult your GP – They're there to help with mental as well as physical health.

If you have any further questions, please either call us on 0800 SELWYN (735 996) or email [huts@selwyn.govt.nz](mailto:huts@selwyn.govt.nz)



Tim Harris - EXECUTIVE DIRECTOR ENABLING SERVICES

#### Decisions made at the Council Meeting – 13<sup>th</sup> March 2024

- A new Deed of Licence will be issued for a period of 5 years from 30 June 2024. There will be a conditional opportunity to renew that licence for 2 further periods of 5 years. No occupancy will be permitted after 30 June 2039.
- An inspection programme for Upper Selwyn Huts and associated lots would need to be undertaken in relation to relevant legislation and Council policy. This is discussed further below.
- A remediation bond will be introduced as part of the licence.
- Transfers of a Deed of Licence after 30 June 2034 will be restricted to identified family members or significant persons (to be determined) of the licensee.
- Further to this, Councillors decided to overturn a previous Council decision made in May 2019, that would require hut owners to fund 100% of a new wastewater pipeline. The new decision made was:
  - The Upper Selwyn Huts portion of the Pines Waste Treatment Plant pipeline connection will be 30% funded by the Upper Selwyn Huts community.

Noting that these items remain subject to Council confirming the minutes from the meeting at its next meeting.